

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS  
MINUTES OF THE MEETING OF

December 2, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:07 a.m. by John Euphrat, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of December 2, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT PERIOD**

James McAllister, Foreman for applicant – present for item #2 – DRC2004-00078.

**CONSENT AGENDA:**

None

**NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **SHANNY COVEY** for a Minor Use Permit/Coastal Development Permit to allow a phased project including a 336 square foot garage addition to the existing single family residence (Phase 1) and a 360 square foot guest house (Phase 2). The project will result in the disturbance of approximately 900 square feet of a 10,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2444 Wilcombe in the community of Cambria, in the North Coast planning area. This project is exempt under CEQA. **County File No: DRC2005-00056**; Assessor Parcel Numbers: 023-363-015 and -023. Supervisorial District: 2. Date Accepted: October 21, 2005. Project Manager: Murry Wilson.

**MINUTES:**

Hearing Officer: John Euphrat

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through M in Exhibit A and subject to Conditions 1 through 18 in Exhibit B. (Document No. 2005-185)

2. This being the time for hearing to consider a request by **RANDY FLAMM** for a Minor Use Permit/Coastal Development Permit to allow the construction of a single-family residence, detached garage/office, and grading for a residential driveway on slopes greater than 20 percent. The project will result in the disturbance of approximately 87,000 square feet of a 333-acre parcel. The proposed project is within the Agriculture land use category and is located on North Green Valley Road approximately 3,000 feet north of Highway 46 and approximately 6 miles south east of the community of Cambria. The site is in the North Coast planning area. Also to be considered at the hearing will be approval of the Negative Declaration prepared for the item in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: Aesthetics, Air Quality, Biology, Geology and Hazards. **County File No: DRC2004-00078**. Assessor Parcel Number: 013-171-008.

Supervisory District: 2. Date Accepted: May 26, 2005. Project Manager, Murry Wilson.

**MINUTES:**

Hearing Officer: John Euphrat

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through M in Exhibit A and subject to Conditions 1 through 42 in Exhibit B. (Document No. 2005-186)

3. This being the time set for hearing to consider a request by **THOMAS BRAJKOVICH** for a Minor Use Permit to allow five mixed use buildings with commercial uses on the first floor and offices and residential uses on the second floor, ranging in size from 4,800 square feet to 5,600 square feet each on five existing lots, resulting in the disturbance of approximately 25,000 square feet on five existing parcels. The proposed project is within the Commercial Retail and Commercial Service land use categories and is located on the east side of the intersection of Mission Street and 15<sup>th</sup> Street, in the community of San Miguel. The site is in the Salinas River planning area. Also to be considered at the hearing will be approval of the Negative Declaration prepared for the item in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. Mitigation measures identified for: biological resources, noise, and public services/utilities. **County File No. DRC2004-00077**. Assessor Parcel Number's 021-141-008, 009, 010, 011 & 012. Supervisory District 1. Date Accepted: July 11, 2005. Kerry Brown, Project Manager.

**MINUTES:**

Hearing Officer: John Euphrat

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through I in Exhibit A and subject to Conditions 1 through 31 in Exhibit B. (Document No. 2005-187)

4. This being the time set for hearing to consider a request by **RIVERSTAR WINES** for a Minor Use Permit to allow for a wine processing and tasting facility within two existing barns (6,226 square feet and 2,952 square feet) on a 75-acre property. During phase one the approximately 3,000 square foot barn will be used for production and storage and a 1,000 square foot tasting room. During phase two the 3,000 square foot building will be remodeled to expand the tasting area to 1,730 square feet and the remaining area will be used for case good storage. Use areas within the 6,226 square foot building will include processing, fermentation, and barrel storage. A waiver of the required 200 foot setback is requested and a 46 foot side yard set back is requested. The winery is proposing to hold up to six special events a year with a maximum of 80 persons attending each event. The project is located on the northwest corner of the intersection of Estrella and Airport Road, approximately 5 miles southeast of the community of San Miguel, in the El Pomar/Estrella Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq.) has been issued on September 22, 2005 for this project. Mitigation measures are proposed to address biological resource impacts and are included as conditions of approval. **County File No. DRC2003-00133**. Assessor Parcel Number: 027-191-016.

Supervisory District: 1. Date accepted: August 16, 2005. Nick Forester, Project Manager.

**MINUTES:**

Hearing Officer: John Euphrat

Thereafter, on motion of the hearing officer, the Negative Declaration is adopted, in compliance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 29 in Exhibit B. (Document No. 2005-188)

5. This being the time set for hearing to consider a request by **DARRELL M. STAFFORD** for a Minor Use Permit to waive the size limitation for a secondary unit and allow the installation of a 1,200 square foot mobile home on a 2.3 acre parcel with an existing single family residence. The proposed project is within the Residential Suburban land use category and is located at 539 Winterhaven Way, approximately 465 feet south of Callender Road in the community of Callender-Garrett, in the South County (Inland) planning area. This project is exempt under CEQA. **County File No: DRC2005-00036**, Assessor Parcel Number: 091-401-022. Supervisory District: 4. Date Accepted: October 25, 2005. Project Manager, Michael Conger.

**MINUTES:**

Hearing Officer: John Euphrat

Thereafter, on motion of the hearing officer, the Minor Use Permit/Coastal Development Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 13 in Exhibit B. (Document No. 2005-189)

**HEARING ITEMS:**

6. This being the time set for hearing to consider a request by **STEVEN A. SOTO & JAMES F. SOTO** for a Lot Line Adjustment to adjust the lot lines between two parcels of 240 acres and 203 acres. The adjustment will result in two parcels of 257 acres and 186 acres. The project will not result in the creation of any additional parcels. The proposed Santa Rosa Creek Road approximately 7 miles east of Cambria from the intersection of Main Street. The site is in the Adelaida planning area. This project is exempt under CEQA. **County File No: SUB2004-00387/COAL 05-0177**. Assessor Parcel Number: 014-191-060 and 061. Supervisory District: 1, Date Accepted: July 28, 2005. Project Manager, Holly Phipps. (

**MINUTES:**

Hearing Officer: John Euphrat

Others: Steven Soto, applicant.

Holly Phipps, staff, presents project. States there are no comments and staff is recommending approval.

Hearing officer asks about agricultural preserve issues. Staff states there are none.

Steven Soto states he previously spoke to staff. States he has put a lot of effort and time into this project. States he believes it paid off and he thanks staff.

There is discussion of the minimum size requirements.

Mr. Soto discusses the grading plan. Asks if there would be a negative declaration requirement for the grading plan. There is further discussion of the acreage to be disturbed by the project.

Holly Phipps, staff, states the applicant should be sure to put her name down when he presents his plans.

Thereafter, on motion of the hearing officer, the Lot Line Adjustment is approved based on Findings A through D in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2005-190)

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings